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Hall Lane Estate Willington, Crook, DL15 0QG

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Price £130,000

Three bedroomed, semi detached family home which has been modernised throughout by the current vendors. Benefiting from a double driveway, large garden and new windows and doors. Located just a short distance from the local amenities as well as having both primary and secondary schools in the village. The neighbouring towns Crook and Bishop Auckland provide this location with further amenities, as well as having an extensive public transport system to not only the surrounding towns and villages but to further afield places such as Durham and Darlington. For commuters, the A688 is nearby and leads to the A1 (M) both North and South.

In brief the property comprises; an entrance hall leading through into the living room, dining room and kitchen to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally the property has a paved double drive to the front property ample off street parking, whilst to the rear there is a large landscaped garden mainly laid to lawn with perimeter borders, decked seating area, pergola, pond and large storage shed.

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The floor plan shows a rectangular layout. On the left is the Dining Room. To its right is the Living Room. Below the Dining Room is the Entrance Hall, which contains a staircase with an arrow pointing up. To the right of the Entrance Hall is a small grey area labeled 'UP STORAGE'. To the right of the Living Room and below the Kitchen is the Kitchen area. Windows are indicated by lines with arcs on the exterior walls.

The floor plan shows a rectangular layout with four bedrooms (Bedroom One, Bedroom Two, Bedroom Three, and Master Bedroom) and a bathroom. A central landing area provides access to the bedrooms and bathroom. Two storage areas are located near the landing. A staircase with an arrow pointing down is situated at the bottom of the plan.

Bedroom One

Bedroom Two

Bedroom Three

Master Bedroom

Bathroom

Landing

Storage

Storage

Down

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | Current | Potential | Environmental Impact (CO ₂) Rating | Current | Potential |
|--|---------|-----------|--|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | 59 | 76 | <p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p> | | |

Living Room

14'1" x 12'5"
Spacious and bright living room, benefitting from neutral decor with media wall, flame effect electric fire and French doors to the rear elevation.

Dining Room

12'5" x 8'10"
The dining room is another good size, with ample space for furniture, laminate flooring and French doors to the rear leading into the garden.

Kitchen

15'8" x 6'2"
The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

Master Bedroom

12'5" x 10'9"
The master bedroom provides space for a king sized bed, further furniture, built in storage cupboard and window to the rear elevation.

Bedroom Two

12'9" x 11'1"
The second bedroom is another double bedroom with window to the rear elevation.

Bedroom Three

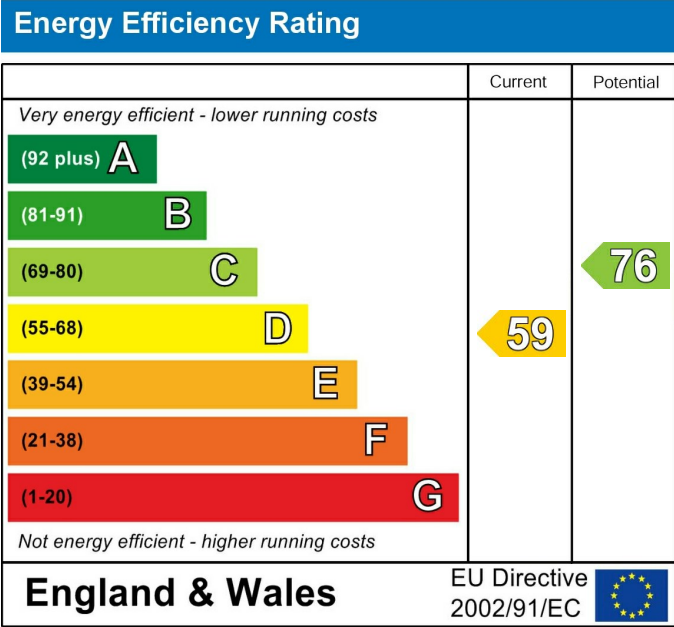
9'2" x 7'6"
The third bedroom is a single room with window to the front elevation.

Bathroom

7'8" x 5'2"
Fitted with a double walk in shower cubicle, WC and wash hand basin. Fully tiled and fitted with a grey panelled radiator.

External

Externally the property has a paved double drive to the front property ample off street parking, whilst to the rear there is a large landscaped garden mainly laid to lawn with perimeter borders, decked seating area, pergola, pond and large storage shed.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







